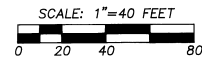


**BASIS OF BEARINGS**  
 S 2617°38' E ALONG THE CENTERLINE OF COLUMBIA ST. AS SHOWN ON SURVEY 97-88-B.



**LEGAL DESCRIPTION**

BEGINNING AT A POINT ON THE WEST LINE OF MAIN STREET IN THE CITY OF MILTON-FREEWATER, 535 FEET NORTHWESTERLY, MEASURED ALONG SAID WEST LINE, FROM THE NORTHEAST CORNER OF LOT 8, IN BLOCK 8 OF MCCOY'S ADDITION IN SAID CITY; THENCE WESTERLY AT RIGHT ANGLES TO MAIN STREET, AND ALONG THE SOUTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO ROBERT E. WAINWRIGHT, ET UX, BY DEED RECORDED IN DEED BOOK 281 AT PAGE 367, 209.9 FEET TO A POINT ON THE EASTERLY LINE OF THAT TRACT OF LAND CONVEYED TO OTTO BARGER, ET UX, BY DEED RECORDED IN DEED BOOK 188 AT PAGE 613; THENCE SOUTHERLY ALONG THE EASTERLY LINE OF THE SAID BARGER TRACT 64 FEET, MORE OR LESS, TO THE NORTHWEST CORNER OF THAT TRACT OF LAND CONVEYED TO FRED W. MILBY, ET UX, BY DEED RECORDED IN DEED BOOK 148 AT PAGE 547; THENCE NORTH 75°01' 30" EAST ALONG THE NORTHERLY LINE OF THE SAID MILBY TRACT 61.4 FEET; THENCE NORTH 78°37' EAST ALONG THE NORTHERLY LINE OF THE SAID MILBY TRACT, AND ALONG THE NORTHERLY LINE OF THAT TRACT OF LAND CONVEYED TO JOHN G. HICKMAN, ET UX, BY DEED RECORDED IN DEED BOOK 162, AT PAGE 352, A DISTANCE OF 152.63 FEET TO A POINT ON THE WESTERLY LINE OF MAIN STREET; THENCE NORTHWESTERLY ALONG THE WESTERLY LINE OF MAIN STREET 107.5 FEET TO THE POINT OF BEGINNING, EXCEPTING ANY AN ALL WATER RIGHTS OF WAY, RESERVING THE RIGHT OF WAY ACROSS THE WEST SIDE OF SAID PREMISES FOR AN IRRIGATION DITCH OR FLUME.

SUBJECT TO: 1. RESERVATION OF DITCH RIGHT OF WAY OVER AND ACROSS SAID DESCRIBED LANDS, RESERVED IN DEED FROM T.A. WILLIAMS, ET UX, TO ORPHA BIRKBECK, RECORDED APRIL 10, 1935, IN BOOK 148, PAGE 510, DEED RECORDS, UMATILLA COUNTY, OREGON.

**LEGEND**

- PROPERTY LINE
- - - SECTION OR SECTION SUBDIVISION LINE
- - - ROADWAY CENTERLINE
- - - RIGHT OF WAY LINE
- - - DEED LINE
- XXXXXX FENCELINE
- FOUND SURVEY MOUNDMENT PER SURVEY 97-98-B OR AS DESCRIBED
- FOUND SURVEY MOUNDMENT PER SURVEY 97-257-B
- SET TACK IN LEAD PLUG WITH BRASS WASHER STAMPED "WA 19619, OR 2820" ATTACHED
- SET 5/8" X 30" REBAR WITH BRASS WASHER STAMPED "WA 19619, OR 2820" ATTACHED AND PLASTIC YELLOW CAP STAMPED "TOMKINS SURVEYING"
- x CALCULATED POINT, NOT FOUND OR SET
- ( ) RECORDED DIMENSION

REGISTERED PROFESSIONAL LAND SURVEYOR  
*Greg E. Flowers*  
 OREGON  
 JUNE 30, 1997  
 GREG E. FLOWERS  
 028220LS  
 RENEWS 12/31/01  
 9/4/01

**NARRATIVE**

- 1) THIS SURVEY WAS PERFORMED AT THE REQUEST OF KAREN NIRANEN TO SURVEY THE BOUNDARIES OF THE LAND DESCRIBED IN THE DEED FILED IN REEL 310 AT PAGE 839, LOCATED AT 638 S. MAIN IN MILTON-FREEWATER.
- 2) OUR RESEARCH YIELD 2 SURVEYS OF RECORD SHOWING THE NECESSARY MONUMENTATION TO PERFORM THIS SURVEY, FILED IN THE UMATILLA COUNTY SURVEYORS OFFICE AT No.'S 97-98-B AND 97-257-B. PROPERTY CORNERS WERE COMPUTED BASED UPON DEED CALLS AS SHOWN HERON.
- 3) THIS SURVEY WAS PERFORMED AS A CLOSED LOOP TRAVERSE USING A SOKKIA AUTOMATIC TOTAL STATION HAVING STANDARD ERRORS OF 0'00'03" AND 3MM ± 3PPM. THE TRAVERSE WAS ADJUSTED USING THE LEAST SQUARES METHOD.
- 4) MONUMENTS SHOWN WERE VISITED IN AUG. OF 2001.

SOUTH LINE OF SW 7TH ESTABLISHED AT 35 FEET FROM THE PROPERTY LINES ON THE NORTH. AT THIS TIME THE CITY OF MILTON-FREEWATER COULD NOT FIND A COPY OF THE ORDINANCE. THIS LINE IS SHOWN FOR INFORMATION ONLY, AND SHOULD NOT BE RELED UPON WITHOUT FURTHER INVESTIGATION.

A SURVEY LOCATED IN THE SE 1/4 OF THE NW 1/4 OF SECTION 12, TWP. 5 NORTH, RNG. 35 EAST, W.M., UMATILLA COUNTY, OREGON

FOR: KARREN NIRANEN 638 S. MAIN ST. M-F OR 97862

TOMKINS LAND SURVEYING, INC.

20 EAST POPLAR ST. SUITE 204  
 WALLA WALLA, WA. 99362  
 (509) 522-4843  
 115 WEST HERMISTON AV. SUITE 140  
 HERMISTON, OR. 97838  
 (541) 564-4448

DATE  
 AUG. 2001  
 SCALE  
 1" = 40'

NIRANEN.DWG

9-01  
 FK  
 01-140-B